

SECTION VII: SIDEWALK POLICY

1. GENERAL

It is the intent of this policy to encourage the construction and maintenance of sidewalks throughout the City for the safety and convenience of pedestrians.

2. DESIGN STANDARDS

Sidewalks installed under this policy shall conform to City standards for width, location, finish, appearance and structural quality. Sidewalks and related sidewalk ramps shall conform to the Americans with Disabilities Act (ADA) requirements. Sidewalks shall be constructed of concrete unless otherwise approved by the Director of Transportation and Public Works.

The standard City sidewalk is a four-foot wide sidewalk, placed adjacent to the private property line with a minimum unpaved parkway width of four feet. The parkway width is the distance from the back of curb to the front edge of the sidewalk.

If physical constraints, sidewalk continuity, urban type development or other factors require sidewalks to be placed against the back of curb, the width of sidewalk shall be increased to a minimum of five feet. In locations where buildings are typically constructed at the private property line, for example in the downtown area, the minimum sidewalk width shall be 7.5 feet.

Wherever sidewalks are constructed, the remaining parkway width, whether between the curb and sidewalk or sidewalk and property line, shall remain unpaved.

Meandering sidewalks are permitted but shall be no closer than four feet from the back of the curb.

The specific design and location of all sidewalks shall be approved by the Director of Transportation and Public Works.

3. NEWLY DEVELOPING AREAS

Sidewalks are required on both sides of all publicly maintained streets within the City, except local industrial streets within an industrial park.

The location and design of sidewalks shall normally be determined during the subdivision process.

Due to the potential damage sidewalks can incur during the construction of homes and other buildings, sidewalks should not be installed until building work has been completed on individual properties. Exceptions may be made for streets that are without direct property access.

The cost of all sidewalks in newly developing areas shall be paid for by the developer, builder or property owner. The City will not participate in the cost.

All required sidewalks shall be installed prior to final inspection or issuance of a Certificate of Occupancy.

4. REDEVELOPING AREAS

Sidewalks shall be required in redeveloping areas in the same manner as in “Newly Developing Areas” when redevelopment occurs.

Redevelopment is defined as issuance of a building permit for construction that equals or exceeds 50% of the assessed value of existing improvements as determined by the appraisal district in which the property is located.

The cost of required sidewalks shall be paid for by the developer, builder or property owner. The City will not participate in the cost.

All required sidewalks shall be installed prior to final inspection or issuance of a Certificate of Occupancy.

5. EXISTING DEVELOPED AREAS

(a) New Sidewalks

New sidewalks may be installed in existing developed areas by either of the following methods:

1. By the property owner at his/her expense

Property owners may construct sidewalks along their property frontage at their expense. Sidewalks constructed by individual property owners shall conform to the City’s design standards and will be inspected by the City at no expense to the property owner.

Sidewalks constructed by private property owners must be constructed by qualified bonded contractors under permit by the Department of Transportation and Public Works.

2. By the City at its expense

The City installs sidewalks under its “Safe Pathways Program” to enhance the safety and convenience of pedestrians. Priority is given to continuous sidewalks that serve a higher number of pedestrians on more heavily traveled streets or where children typically walk to schools, parks and community centers. City staff prioritizes locations and these are approved by City Council annually. The number of sidewalks constructed each year is dependent upon funding availability.

The City may also install sidewalks as part of a City funded street reconstruction or public building construction project. These projects are funded through the City's capital improvements program.

(b) Replacement Sidewalks

Under City Code the maintenance and repair of sidewalks is the responsibility of each individual property owner. Since sidewalks are typically within City right-of-way the City reserves the right to inspect sidewalks and to notify property owners to make repairs when their sidewalks become unsafe.

Where sidewalk repair or replacement is impractical due to physical conditions or lack of right-of-way, the city may elect to remove the sidewalk and return the property to grass.

In order to assist property owners in maintaining sidewalks the City offers a cost participation program. The program allows property owners to have qualified sidewalks replaced with cost participation by the City. The current cost participation level, as set by City Council, is 25% to the property owner and 75% to the City. The City's cost participation is subject to change from time to time.

In order to qualify for this program each sidewalk must be inspected by the City and determined by the City that full replacement is required. The City will determine the cost, bill the property owner in advance for his/her share and when payment is received, schedule replacement.

The City will not participate in minor repair or routine maintenance of sidewalks, only total replacement. Where property owners fail to participate in their share of sidewalk replacement and where the City has determined the sidewalk is an immediate hazard to the general public, the City may choose to repair or remove the sidewalk and bill the property owner for the work.

6. SPECIAL PROVISIONS

If special conditions make sidewalk construction infeasible, unnecessary or undesirable, and such conditions have been verified by City staff, the sidewalk requirement may be waived. Such waivers shall be granted upon written application to and approval of the Director of Transportation and Public Works. Appeals of decisions made by the Director of Transportation and Public Works may be made to City Council.